

Mail To: GRANTEES: 125 Golf View Dr, Advance NC 27001

WARRANTY DEED-Form WD-501

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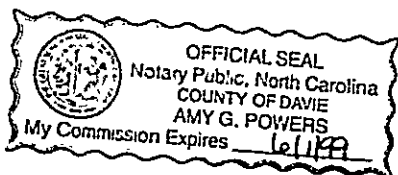
STATE OF NORTH CAROLINA, FORSYTH County.
THIS DEED, Made this 29 day of JANUARY, 1999, by and between CHARLES C. WALLACE
and wife, JOHNSIE L. WALLACE of FORSYTH County
and state of North Carolina, hereinafter called Grantor, and WILLIAM C. NICHOLS AND WIFE FRANCES NICHOLS
of FORSYTH County and State of North Carolina, hereinafter
called Grantee, whose permanent mailing address is _____

WITNESSETH: That the Grantor, for and in consideration of the sum of 45,000.00 Dollars
and other good and valuable considerations to him in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has given, granted, bargained, sold
and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantee, his heirs and/or successors and assigns, premises in
WINSTON Township, FORSYTH County, North Carolina, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHT OF WAYS AND RESTRICTIONS
OF RECORD, IF ANY, AND 1999 AD VALOREM TAXES.

FORSYTH CO, NC 373 FEE: \$ 16.00
PRESENTED & RECORDED: 01/29/1999 3:39PM
DICKIE C. WOOD REGISTER OF DEEDS BY: CAMPEE
STATE OF NC REAL ESTATE EXT: \$ 90.00
BK2048 P3311 - P3315



The above land was conveyed to Grantor by DOVE J. WALLACE. See Book No. 1445, Page 1789.
TO HAVE AND TO HOLD The above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, his
heirs and/or successors and assigns forever.

And the Grantor covenants that he is seized of said premises in fee, and has the right to convey the same in fee simple; that said premises are free from en-
cumbrances (with the exceptions above stated, if any); and that he will warrant and defend the said title to the same against the lawful claims of all persons
whomsoever.

When reference is made to the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter.
IN WITNESS WHEREOF, The Grantor has hereunto set his hand and seal, the day and year first above written.

CHARLES C. WALLACE (SEAL) JOHNSIE L. WALLACE (SEAL)

STATE OF NORTH CAROLINA FORSYTH COUNTY. Davie
I, AMY G. POWERS, a Notary Public of said County, do hereby certify that
CHARLES C. WALLACE and wife, JOHNSIE L. WALLACE

Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and notarial seal, this the 28th day of JANUARY, 1999.

My Commission Expires: 6/1/99 Amy G. Powers, N. P. [SEAL]

STATE OF NORTH CAROLINA COUNTY.
I, _____, a Notary Public of said County, do hereby certify that _____

Grantor, personally appeared before me this day and acknowledged the execution of the foregoing deed.

Witness my hand and notarial seal, this the _____ day of _____, _____.

My Commission Expires: _____, N. P. [SEAL]

STATE OF NORTH CAROLINA, FORSYTH COUNTY.

The foregoing certificate(s) of Amy G. Powers is (are) certified to be correct. This instrument was presented for registration this 29th day of January, 1999.

at _____ A. M., P. M., and duly recorded in the office of the Register of Deeds of _____ County.

North Carolina, in Book _____, Page _____.

This the _____ day of _____, A. D., _____.

DICKIE C. WOOD, REGISTER OF DEEDS By: _____ Assistant, Deputy Register of Deeds

Register of Deeds

This Deed drawn by W. McNAIR TORNOW, ATTY AT LAW

EXHIBIT A

TRACT 1: BEGINNING at an iron in the eastern right of way line of Voss Street, southwestern corner of Lot 127 as shown on Map of Motorville, Section One as recorded in Plat Book 3, Page 82, Forsyth County Registry; from said beginning point thence continuing with the southern line of said Lot 127 South 88 deg. 51 min. 2 sec. East 115 feet to new iron; thence on new line South 0 deg. 03 min. 07 sec. West 97.44 feet to a new iron in the northern line of Lot 124 of said subdivision; thence continuing with said northern line of Lot 124, North 88 deg. 27 min. 46 sec. West 115 feet to an iron in the eastern right of way line of said Voss Street; thence continuing with said right of way line North 00 deg. 02 min. 29 sec. East 96.66 feet to the point and place of BEGINNING, containing 11,157 square feet, more or less, according to a survey prepared by Otis Albert Jones, RLS, L-754, dated November 11, 1998.

TRACT 2: BEGINNING at an iron in the southern line of Lot 127 as shown on the Map of Motorville Section One as recorded in Plat Book 3, Page 82, Forsyth County Registry, said beginning point being South 88 deg. 51 min. 2 sec. East 115 feet from an iron in the eastern right of way line of Voss Street and marking the southwestern corner of said Lot 127 (also being the northwest corner of the above Tract 1); FROM SAID BEGINNING POINT thence continuing with the southern line of said Lot 127 South 88 deg. 51 min. 2 sec. East 95 feet to a new iron; thence on a new line South 0 deg. 02 min. 33 sec. West 98.09 feet to a new iron in the northern line of Lot 124 of said Subdivision; thence continuing with said northern line of said Lot 124 North 88 deg. 27 min. 46 sec. West (passing an iron at 10 feet) for a total distance of 95.03 feet to a new iron the southeastern corner of above Tract 1; continuing with the eastern line of said Tract 1, North 0 deg. 03 min. 7 sec. East 97.44 feet to the point and place of BEGINNING, containing 9,286 square feet, more or less, all according to a survey prepared by Otis Albert Jones, RLS, L-754, dated November 11, 1998.

TRACT 3: BEGINNING at a new iron in the southern line of Lot 127, as shown on the map of Motorville, Section One as recorded in Plat Book 3, Page 82, Forsyth County Registry, said iron being South 88 deg. 51 min. 2 sec. East 210 feet from an iron in the Eastern right of way line of Voss Street and marking the southwestern corner of said Lot 127; said beginning point being further known and designated as the northeast corner of the above said Tract 2; FROM SAID BEGINNING POINT thence continuing on the southern line of said Lot 127 South 88 deg. 51 min. 2 sec. East (passing an iron at 71.63 feet) for a total distance of 95 feet to a new iron; thence on a new line South 0 deg. 3 min. West 98.78 feet to a new iron in the northern line of Lot 124 of said same Subdivision; thence continuing with the northern line of said Lot 124 North 88 deg. 25 min. 45 sec. West 95 feet to a new iron, being the southeast corner of Tract 2 above; thence continuing with the eastern line of said Tract 2, North 0 deg. 2 min. 33 sec. East 98.09 feet to the point and place of BEGINNING, continuing 9,348 square feet, more or less, all according to a survey prepared by Otis Albert Jones, RLS, L-754, dated November 11, 1998.

BK2048PG3312

MINOR SUBDIVISION

APPROVAL

for Director, City-County Planning Board
date 11/15/99

MINOR SUBDIVISION

APPROVAL

for Director, City-County Planning Board
date 11/15/99

MINOR SUBDIVISION

APPROVAL

for Director, City-County Planning Board
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THE ABOVE THREE TRACTS are being conveyed TOGETHER WITH AND SUBJECT TO a non-exclusive 30-foot wide private access and utility easement to provide access out to Voss Street and for utilities, the northern terminus line of said 30-foot wide access and utility easement being briefly described as follows: BEGINNING at an iron in the eastern right of way line of Voss Street marking the southwest corner of Lot 127 as shown on Map of Motorville, Section One as recorded in Plat Book 3, Page 82, Forsyth County Registry; and running thence South 88 deg. 51 min. 2 sec. East for a total distance of 305 feet to the iron marking the northeastern corner of the above-described Tract 3.

TRACT 4: BEGINNING at an iron in the southern line of Lot 127 as shown on Map of Motorville, Section One as recorded in Plat Book 3, Page 82, Forsyth County, said iron being South 88 deg. 51 min. 2 sec. East 305 feet from an iron in the eastern right of way line of said Voss Street and marking the southwestern corner of Lot 127; said beginning point being further known and designated as the northeast corner of Tract 3 described above; FROM SAID BEGINNING POINT thence continuing with the southern line of said Lot 127 South 88 deg. 49 min. 33 sec. East 152.22 feet to a new iron; thence on a new line South 0 deg. 59 min. 50 sec. West 99.80 feet to a new iron in the northern line of Lot 124 of said Subdivision; thence continuing with the northern line of said Lot 124 North 88 deg. 25 min. 45 sec. West 150.59 feet to a new iron, the southeast corner of Tract 3; thence continuing with the eastern line of Tract 3, North 0 deg. 3 min. East 98.78 feet to the point and place of BEGINNING, containing 15,030 square feet, more or less, all according to a survey prepared by Otis Albert Jones, RLS, L-754, dated November 11, 1998.

TRACT 5: BEGINNING at an iron in the western right of way line of Ohio Avenue, also the southeastern corner of Lot 127 as shown on Map of Motorville, Section One as recorded in Plat Book 3, Page 82, Forsyth County Registry; from said beginning point thence continuing with the western right of way line of Ohio Avenue South 10 deg. 0 min. West 100.53 feet to a new iron marking the northeastern corner of Lot 124 of said Subdivision; thence with the northern line of said Lot 124 North 88 deg. 25 min. 45 sec. West 105 feet to a new iron, southeast corner of Tract 4 above; thence continuing with the eastern line of Tract 4, North 0 deg. 59 min. 50 sec. East 99.80 feet to a new iron in the aforementioned southern line of Lot 127 (also being the northeast corner of Tract 4) of said Subdivision; thence continuing with the southern line of said Lot 127 South 88 deg. 49 min. 33 sec. East 105 feet to the point and place of BEGINNING, containing 10,517 square feet, more or less, all according to a survey prepared by Otis Albert Jones, RLS, L-754, dated November 11, 1998.

Tracts 4 and 5 are being conveyed TOGETHER WITH AND SUBJECT TO a non-exclusive 30-foot wide private access and utility easement with the southern line of the above-described Tract 5 marking the southern terminus line of said 30-foot wide easement being briefly described as follows: BEGINNING at an iron in the western right of way line of Ohio Avenue, northeast corner of Lot 124 as shown on the Map of Motorville, Section One as recorded in Plat Book 3, Page 82, Forsyth County Registry

BK2048PG3313

for
Director/City-County
Planning Board
date
APPROVAL
1/5/99

for
Director/City-County
Planning Board
date
APPROVAL
1/5/99

(also being the southeast corner of above said Tract 5); and running thence North 88 degs. 25 min. 45 sec. West 105 feet to an iron marking the southwest corner of said Tract 5.

For purpose of illustration, see survey attached showing said lot as well as the private 30-foot access and utility easement running across and affecting the above said lots. THIS MAP is not a certified survey and has not been reviewed by a local government agency for compliance with any applicable land development regulations.

ALL THE ABOVE TRACTS are comprised of and are further known and designated as Lots 125 and 126 as shown on Map of Motorvile, Section One as recorded in Plat Book 3, Page 82, Forsyth County Registry.

For back deed reference, see Deed Book 1445, Page 1789, Forsyth County Registry.

C:/Real Estate/Descriptions/Nichols12.10.98.dcs

BK2048PG3314

THIS MAP IS NOT CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT
AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS

OHIO STREET

